



**CUSHMAN &
WAKEFIELD**
Commerce

0.85 ACRES - FOR SALE, LEASE OR BUILD-TO-SUIT

Syracuse Office/Retail Pad

1700 South 2000 West, Lot 2 / Syracuse, Utah

0.85 ACRES



Sales Price:
\$425,000

Lease Rate:
\$3,200 per month/NNN

Property Highlights

- Size: 0.85 Acres
- Interior corner on Walmart parking lot
- City will work with any new business built on lot
- Lot is ready to start construction
- Will look at trades

Craig Boyer

Associate Director / Retail Specialist / Owner Agent
+1 801 784 5321
cboyer@comre.com

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|----------|----------|----------|
| Population | | | |
| 2016 Estimated Population | 14,531 | 66,525 | 134,925 |
| 2021 Projected Population | 16,062 | 72,851 | 146,605 |
| Households | | | |
| 2016 Estimated Households | 3,855 | 18,194 | 40,278 |
| 2021 Projected Households | 4,263 | 19,916 | 43,733 |
| 2016 Est. Median HH Income | \$82,117 | \$74,580 | \$64,415 |
| 2016 Est. Average HH Income | \$93,679 | \$83,747 | \$75,331 |
| 2016 Est. Per Capita HH Income | \$25,382 | \$23,470 | \$22,823 |

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.

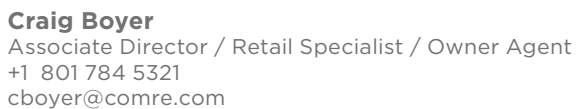
372 24th Street, Suite 320
Ogden, Utah 84401
Main +1 801 525 3000
Fax +1 801 525 9596
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.
(path: G:\1 - Projects\Ogden\Boyer, C\1 - Flyers\1700s2000w_Lot2_Flyer)



1700 South 2000 West, Lot 2 / Syracuse, Utah



372 24th Street, Suite 320
Ogden, Utah 84401
Main +1 801 525 3000
Fax +1 801 525 9596
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.